

COMMISSION MEETING MINUTES
FEBRUARY 21st, 2023
7:30 P.M.

PRESENT:

Mayor: Mark Anderson
Mayor Pro Tempore: John Vogel II
Commissioners: Alison Cagle
Maximilian D'Water
Sarah Schrader

City Attorney: Gerald T. Buhr

City Clerk: Marissa Morales
Asst. to City Clerk: Julia Fresne
Water Clerk: Will Plazewski
Public Works Director: Scott Morrow

MINUTES PREPARED BY: Julia Fresne

OPENING CEREMONIES: Mayor Anderson led the invocation followed by the Pledge of Allegiance.

1. **CONSENT AGENDA:** Includes minutes for January 17th Commission Meeting; General Fund and Water Fund disbursements for January 2023.

DISBURSEMENTS AND DEPOSITS:

<i>January 2023</i>	<u>Disbursements</u>	<u>Deposits</u>
General Fund	\$ 212,812.91	\$ 97,833.33
Water Fund	\$ 57,625.52	\$ 34,991.81

MOTION: ACCEPT THE CONSENT AGENDA

MADE BY: Commissioner D'Water

SECOND: Commissioner Schrader

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Commissioner Schrader	-	AYE
Mayor Anderson	-	AYE

2. PUBLIC COMMENT:

- A. Gayle Sobol, 32836 Jesse Jones Avenue, asked whether the dock at Lake Park would be replaced. Public Works Director Morrow advised it would be rebuilt for public safety. Mrs. Sobol asked why Pompanic Street was expanded and was advised it was to add sidewalks for public safety.

3. MAYOR'S REPORT:

- A. Mike Shumate, Animal Services Director, and Spencer Connor, Assistant Director, from Pasco County Animal Services discussed services provided by the agency. Billing for animal control services is based on the PCAS annual budget and charged based on what

public fees revenue does not cover then divided amongst all municipalities in Pasco County. Mr. Shumate explained some exceptions for services.

A RESOLUTION BY THE COUNCIL OF THE CITY OF SAN ANTONIO, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, REQUESTING THE ENFORCEMENT OF PASCO COUNTY CODE CHAPTER 14 ANIMALS BY PASCO COUNTY ANIMAL SERVICES DEPARTMENT

MOTION: ADOPT RESOLUTION 01-2023 AND ALLOWING THE MAYOR TO SIGN THE INTERLOCAL AGREEMENT

MADE BY: Commissioner D'Water

SECOND: Commissioner Cagle

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Commissioner Schrader	-	AYE
Mayor Anderson	-	AYE

4. ATTORNEY'S REPORT: NONE

5. COMMISSIONER REPORTS

A. BUILDING AND ZONING – COMMISSIONER VOGEL:

1. Building permit activity for February was tallied at \$103,222.73.
2. The plat for the Meadows of San Antonio subdivision was reviewed. Commissioner Schrader stated the desire to have sidewalk added on Dunne Road to connect to Pompanic Street. Petitioner Jon Christiansen explained that the developer planned to add a sidewalk in that area.
 - a. Arlene Hughes, 32935 Jesse Jones Avenue, asked whether the sidewalk would be on her side of the street and was advised there would be a sidewalk on each side of Pompanic Street.

MOTION: ACCEPT THE PLAT FOR MEADOWS OF SAN ANTONIO

MADE BY: Commissioner Vogel

SECOND: Commissioner D'Water

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Commissioner Schrader	-	AYE
Mayor Anderson	-	AYE

3. ORDINANCE 02-2023 (FIRST READING)

AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF SAN ANTONIO, SPECIFICALLY AMENDING A +/-8.20-ACRE PARCEL OF LAND, ON PROPERTY LOCATED WEST OF OAK STREET, AND ON THE NORTH SIDE OF SR 52 (PARCEL ID 02-25-20-0000-05100-0000), FROM THE FUTURE LAND USE OF NEIGHBORHOOD MIXED USE AND RURAL RESIDENTIAL TO GENERAL COMMERCIAL; TRANSMITTING SAID AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Mayor Anderson advised State Road 52 would need to be amended to County Road 52 and asked if a PUD was considerable. Dana Riddell, Senior Planner for Central Florida Regional Planning Council, advised that PUD requires an end use. Petitioner Sean O'Connor explained that there is currently no specific end use. Mayor Anderson expressed concern over the north end of the property which abuts a residential subdivision. Mrs. Riddell advised that a "bubble" PUD could also be considered, it would allow for all C-2 requirements and add specific conditions. Mr. O'Connor advised that the land offers a natural buffer in the north end of the property due to wetland. Mrs. Riddell advised the north end is designated as a special flood hazard area and the National Wetlands Inventory indicates there is freshwater emergent wetlands. Attorney Buhr stated that the bubble PUD was the best option for including a buffer requirement. Mrs. Riddell advised it could be done by the next commission meeting if the petitioner provides a site plan in time.

MOTION: ADOPT ORDINANCE 02-2023 WITH CHANGE FROM STATE ROAD 52 TO COUNTY ROAD 52

MADE BY: Commissioner Vogel

SECOND: Commissioner Schrader

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Commissioner Schrader	-	AYE
Mayor Anderson	-	AYE

B. PARKS AND RECREATION – COMMISSIONER CAGLE:

- 1. Commissioner Cagle reminded the public that a survey was available to submit ideas for new park amenities. Attorney Buhr advised that commissioners cannot take the survey themselves in accordance with the Sunshine Law.

C. STREETS – COMMISSIONER SCHRADER:

- 1. Commissioner Schrader announced that Gran Fondo would take place on March 19 with road closure on Pennsylvania Avenue. Accommodations for parking will be provided for Lookin' Good Salon customers. Commissioner Cagle advised that residents expressed concerns over issues from previous years. Mayor Anderson asked to pass those along to the City Clerk.

D. WATERWORKS – COMMISSIONER D'WATER:

- 1. Commissioner D'Water advised that FRWA provided five different scenarios for new water rates.

ORDINANCE 01-2023 (FIRST READING)

AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA ESTABLISHING A PROGRAM OF ANNUAL INFLATIONARY ADJUSTMENT (INDEXING) OF THE CITY'S WATER RATES; PROVIDING FOR RAISING OF MONTHLY WATER UTILITY SERVICE RATES PURSUANT TO A FLORIDA RURAL WATER ASSOCIATION RATE STUDY; PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Dyana Stewart, Utility Asset Manager for FRWA, informed that expenses were updated and a small formula was adjusted. Scenario four is the

suggested scenario as it would place the burden of cost on higher usage rather than all users.

- b. Ross Brummett expressed concern over the way the new proposed rates were calculated and volunteered to review the rate study.
- c. Mayor Anderson asked if anyone in the commission opposed the implementation of tiered rates and no commissioners objected.
- d. Commissioner Schrader asked for more data than one year out to calculate new rates and disagreed with using meter size to charge usage.
- e. Water Clerk Plazewski advised he notified the previous water commissioner of the rate study need, but it was not brought up. The current water commissioner brought it up to the commission when he knew about it.
- f. Commissioner Vogel questioned whether a private company should be hired to perform an independent study. Attorney Buhr advised that getting a new rate study could take up to six months to produce.
- g. Gayle Sobol asked whether rates could be lowered if too much income is produced and was advised they could.
- h. Ross Brummett asked for a short-term solution until something permanent was worked out. Commissioner D'Water advised that the rates would be looked at annually if the ordinance passes. Commissioner Vogel stated that these rates could be passed while the city look to do another rate study.
- i. Pam Pepperman, 12046 Palm Street, questioned having to go back 2-5 years to recalculate and raised concern over operating using reserves.
- j. Scott Morrow, Public Works Director, emphasized the urgent need for updates to the water system and advised that he provides a list of upcoming projects with estimated cost to the commission for budget setting.
- k. Robbie Armstrong, 13095 Summerfield Way, felt that the commission was voting without the proper knowledge to do so.
- l. Commissioner Vogel requested that staff acquire quotes for conducting a private water rate study.
- m. Commissioner D'Water directed staff to meet with Ross Brummett to review the rates.

MOTION: ADOPT ORDINANCE 01-2023 INCORPORATING THE RATES FROM THE HANDOUT.

MADE BY: Commissioner D'Water

SECOND: Commissioner Anderson

ROLL CALL VOTE:	Commissioner Vogel	-	AYE
	Commissioner Schrader	-	NAY
	Commissioner D'Water	-	AYE
	Commissioner Cagle	-	NAY
	Mayor Anderson	-	AYE

6. CLERK'S REPORT:

- A. City Clerk Morales announced that Pasco County would like to schedule a workshop with along with Saint Leo to discuss the proposed Orange Belt Trail. Mayor Anderson raised the issue of having an interlocal agreement to hold a joint workshop. Attorney Buhr a resolution should be passed if Saint Leo attends. The commission agreed to hold the workshop on March 9th at 6:00 PM.
- B. FDOT requested markups for existing water lines and proposed relocations to deconflict with the state's roundabout project at County Road 52 and Pompanic Street. The project is currently still in preliminary phase. Public Works Director Morrow discussed how the city

would be affected by the project including cost. Commissioners discussed the upcoming project. Utility engineering fees quote was presented.

- a. Woods Pepperman, 12046 Palm Street, asked about involving Saint Leo and was advised that the water lines belonged to San Antonio to serve Saint Leo customer.
- b. Victor Awadallah, 32951 College Avenue, owner of the Jiffy Food and Deli, stated that the project would prevent his business from being accessed and asked that the commission keep his business in mind with decisions. Attorney Buhr recommended that Mr. Awadallah get an attorney to protect his interest.

MOTION: APPROVE UTILITY ENGINEERING EXPENSE OF \$5,375 TO PROVIDE PROJECT INFORMATION TO FDOT.

MADE BY: Commissioner D'Water

SECOND: Commissioner Schrader

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Schrader	-	AYE
Commissioner D'Water	-	AYE
Commissioner Cagle	-	AYE
Mayor Anderson	-	AYE

- C. City Clerk Morales advised a preliminary plat would be presented for the Peaceful Valley subdivision. Engineers and planners have already looked at it and the utility agreement is in the works. Petitioner Natalie Insignares advised the commission of the changes made since it was previously approved.

7. UNFINISHED BUSINESS:

- A. The Commission agreed to revisit scheduling a consultant review workshop in May.

8. NEW BUSINESS: NONE

9. ADDITIONAL COMMISSIONER COMMENTS:

- A. Mayor Anderson announced that the qualifying period for elections passed. Two candidates qualified so there will be no election this year.

10. ANNOUNCEMENTS: NONE

11. ADJOURNMENT: Meeting adjourned at 9:36 PM.

Respectfully submitted,

Julia Fresne, Assistant to City Clerk